

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 4, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

- Mr. Pio Cottini, District Seat #1
- Mr. LaMarr Anderson, District Seat #2, Chair
- Mr. John Shadrach, District Seat #3
- Mr. Dan Bush, District Seat #4
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair
- Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

- Ms. Barbara Doty, Alternate
- Vacant, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for February 4, 2021.

- Change wordage on page 2 regarding point of order.

GENERAL CONSENT: The minutes for February 4, 2021 were approved with changes, without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

A. Persons to Be Heard *(There are no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **GREEN ACRES MASTER PLAN**: The request is to create 35 lots, by a three-phase master plan, from Tax Parcel C30, to be known as Green Acres Master Plan, containing 11.06 acres +/- . The plat is located north of E. Helen Drive and east of S. Felton Street, within the city limits of Palmer (Tax ID # 117N02E05C030); within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: N/A and Assembly District #2 Stephanie Nowers. (*Owner/Petitioner: WM Construction LLC; Surveyor: Hanson; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 100 public hearing notices were mailed out on February 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-006.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to add two additional recommendations.
- Answered questions from the platting board.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Craig Hanson, the petitioner's representative, declined an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objection to the subdivision project. Has concerns on the lot size and the development of the land. Would like to see large lots and buffers in this subdivision: Ms. April Tynan.

The following person spoke regarding their concerns about the development and the lot size. Concerned about the property value going down and the increased traffic count: Mr. Nathan Riedel.

The following person spoke regarding their concerns about the property density and the FAA Runway that is not noted on the vicinity map: Ms. Gale Barnett.

The following person spoke regarding their concerns about the traffic safety and the property value declining: Ms. Bobbi Luben.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the petitioner's Engineer, gave a brief summary of the project and clarified concerns on the property development and drainage. Answered questions from the platting board.

Chair Anderson forgot to read the description at the start of the case. Read the case title and description in to the record.

Chair Anderson moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Green Acres Master Plan, with 7 recommendations adding #8 and #9. The motion was seconded by Platting Member Cottini.

RECOMMENDATIONS:

- Add #8: Add an additional drainage easement and show on final plat.
- Add #9: Provide proof of construction of the earthen containment dike.

Discussion ensued by the platting board, staff, and DPW on sub-collector, residential, and minor collector roads regarding traffic count.

MAIN

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 2:01 P.M.

CD: 01:00:14

7. ITEMS OF BUSINESS & MISCELLANEOUS

MOTION: Platting Member Cottini moved to suspend the rules to go into a special session on Title 43 White Board List till 4:00 p.m. The motion was seconded by Platting Member Fernandez.

VOTE: The motion to suspend the rules passed with all 6 in favor (Fernandez, Cottini, Bush, Leonard, Anderson, Shadrach) and 1 against (Vau Dell).

A. Special Meeting Session on Title 43 White Board List

- The platting board opened the session on the white board list.
- Mr. Fred Wagner, the Platting Officer, gave a starting overview of what has been done from 2019 and started on the 2020 white board list.

Item #1: Fred Wagner, the Platting Officer, presented item #1.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #1.

Item #2: Fred Wagner, the Platting Officer, presented item #2.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #2.

Item #3: Fred Wagner, the Platting Officer, presented item #3.

Discussion ensued between the platting board members, surveyors, and staff regarding item #3.

Fred Wagner, will be working on item #3 re-write with staff and surveyors. Item #3 is on hold.

TIME: 2:36 P.M.

CD: 01:34:45

BREAK

TIME: 2:46 P.M.

CD: 01:45:09

Item #4: Fred Wagner, the Platting Officer, presented item #4.

Discussion ensued between the platting board members, surveyors, and staff regarding item #4.

Fred Wagner, will show the changes to item #4 next time the white board list is worked on.

Item #5: Fred Wagner, the Platting Officer, presented item #5.

Discussion ensued between the platting board members, surveyors, and staff regarding item #5.

Fred Wagner, will show the changes and the re-write on item #5 next time the white board list is worked on.

Item #6: Fred Wagner, the Platting Officer, presented item #6.

Discussion ensued between the platting board members, surveyors, and staff regarding item #6.

Fred Wagner, will work on the re-write for item #6.

Chair Anderson moved for the Platting Board to go back into regular session.

The Platting Board approved going back into regular session by general consent.

Item #1:

MOTION: Platting Member Shadrach moved to remove white board list item #1. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with 6 in favor (Cottini, Bush, Leonard, Shadrach, Anderson, Fernandez) and 1 against (Vau Dell).
Removed item #1 from the white board list.

Discussion on making motions for the white board list and wordage for Item #2.

Item #2:

MOTION: Platting Member Cottini moved to approve white board list item #2, Adding onto Basis of Bearings. The motion was seconded by Platting Member Fernandez.

Discussion on Item #2.

VOTE: The motion failed.
Removed item #2 from the white board list.

Items #3, #4, #5, #6:

MOTION: Platting Member Vau Dell moved to table white board list items #3, #4, #5, and #6 for staff review and write up. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with all in favor by general consent.
Staff will be re-writing and reviewing items #3, #4, #5, and #6.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on April 1, 2021. We will continue session on Title 43 white board list after the April 1st meeting.

Ms. Von Gunten recognized Mr. Hatley for his service, as he has resigned his position. Ms. Barbara Doty is the new platting board alternate. Updated the board on APA Conference.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Cottini had no comments.

- Platting Member Bush had no comments.
- Platting Member Vau Dell commented on making motions.
- Platting Member Shadrach had no comments.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 4:13p.m. (CD: 03:12:00)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: April 1, 2021